



City of Scottsdale
Current Planning Services

DEVELOPMENT STANDARDS

Zoning R1-7

☐ PCD

☐ PRD

☐ ESL

Subdivision Name: _____ Date: _____

Case Number: _____ Quarter Section: _____

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
MIN. LOT AREA	7,000 sf		
MIN. LOT WIDTH			
Standard Lot:	70'		
Flag Lot:			
MAX. BUILDING HEIGHT	30'		
MIN. YARD SETBACKS			
<i>Front Yard -</i>			
Front (to face of building):	20'		
Front (to face of garage):	20'		
Front (corner lot, side street):	10'		
Front (corner lot, adjacent to key lot, side street):	10'		
Front (double frontage):	20' min blg		
<i>Side Yard -</i>			
Minimum:	5'		
Maximum:	14'		
<i>Rear Yard -</i>			
Standard Depth:	25'/22' w/alley		
Min. Depth (% of difference which can be occupied):	30%		
DISTANCE BETWEEN BUILDINGS (MIN)			
Accessory & Main:	10'		
Main buildings/adjacent lots:	14'		
MAX. WALL HEIGHT			
Front:	3' or 6' up to 40%		
Side:	8'		
Rear:	8'		
Corner side not next to key lot:	8' on PL		
Corral fence height (on prop line):			
DEVELOPMENT PERIMETER SETBACKS			
APPLICABLE ZONING CASES			

NOTES AND EXCEPTIONS: Front patio covers are allowed in the front yards if: the area of the patio does not encompass more than 20% between the front PL. and front setback line; patio must be setback 10'; the patio cover shall be constructed so that a minimum of 50% of roof is open.

Planning and Development Services Department

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